



MEMORANDUM

To: Town Council

From: Planning Commission

Date: October 3, 2006

Subject: SUP 05-012 – 3109 Prices Fork Road – An Amendment to the Special Use Permit for an Education Facility – Secondary use (Resolution 5-E-00); Special Use Permit for Exterior Speakers associated with a “Public Park and Recreational Area Field” use; Special Use Permit for Public Park and Recreation Area Field Lighting

Part A.

Planning Commission Recommendation: Approval of the request to amend the existing special use permit's (Resolution 5-E-00) adopted site plan to include a stadium, accessory parking, and an additional land area of 85.7 acres with the following conditions:

General

- a. Site development shall be in substantial conformance with the application, dated December 9, 2005, and Addendum 1, dated February 15, 2006.

Capacity

- b. The stadium's seating capacity shall not exceed 3,000 seats.

Hours of Operation

- c. Stadium events shall occur only between 7:00 a.m. and 10:30 p.m. Monday through Saturday, except as noted below. The Montgomery County School Board shall ensure that attendees exit from the stadium and parking areas by 11:00 p.m.
- d. The stadium shall not be used on Sundays, unless the use is by a Montgomery County School Board team; such use shall occur only in the event that a Saturday state finals game is postponed due to unforeseen conditions and specific approval is given by the Virginia High School League to play the game on the following Sunday.

Buffer yards

- e. Buffer yards shall be installed as shown on the final site plan which shall include, in addition to standard buffer yard requirements, the following:

- i. Six foot high opaque fences of wood or similar material, twenty-five feet wide yards and appropriate landscaping along the border with Haymarket Square. Landscaping shall be selected to maximize its buffering ability and shall be approved by Town staff prior to site plan approval.
- ii. Preservation of existing tree line along boundary line between the BMS property (Tax Map # 283 (1) 6) and the contract purchase property (Tax Map # 283 (A) 11), except for the location of the driveways, and as indicated on the Overall Site Plan, dated December 9, 2005, and revised February 15, 2006.
- iii. The ridge line to the southeast of the proposed stadium on the contract purchase property (Tax Map # 283 (A) (11)), as shown on the site plan, shall be preserved at least at the existing elevation as indicated by the contour level on the Overall Site Plan, dated December 9, 2005, and revised February 15, 2006.
- iv. 75 foot wide landscaped buffer shall be installed at the project's border to the single family lots that front on Tall Oaks Drive and Lancaster Drive. Landscaping shall be one row of small evergreen trees and one row of evergreen shrubs.

Parking

- f. No parking lot access to the Hethwood neighborhoods' internal roads and streets from the site.
- g. A temporary gravel parking lot and access driveways as shown on the approved site plan may be substituted for permanent paving, provided that a Parking Management Plan is implemented and reported to the Zoning Administrator quarterly.
- h. The Parking Management Plan shall include the following:

Operation standards

- i. Parking shall occur only after the permanent parking areas are substantially filled.
- ii. Parking may occur no more than once per week and no more than 24 times a calendar year.

Construction standards

- iii. Gates shall be installed at entrance drives.

- iv. Parking area lighting shall be provided at a height and illumination level in conformity with Article V, Division 6 of the Zoning Code.
- v. The parking area will be paved upon a determination by the Zoning Administrator that it is being over-used for its construction type.
- vi. In any event, the parking area shall be converted to permanent paved parking in an area meeting Town Site Plan requirements within five years of issuance of the Certificate of Occupancy for the stadium, unless the Planning Commission grants an exception to the parking requirements as revised standards may allow at that time.
- vii. Striping of the header lines, or other demarcation, at front of each parking space shall be required. The striping of stall lines on the sides of a parking space shall not be required.
- viii. Required parking lot landscaping shall be installed when the temporary parking is installed.

For: Crawford, Hensley, Howard, Jones, Lancaster, Lesko, Oliver
Against:
Abstain:
Absent:

In so recommending approval of the addition of a stadium to the current Blacksburg Middle School Special Use Permit site plan, the Planning Commission finds the proposal as submitted and conditioned per the recommendations to be in conformity with the Comprehensive Plan and adequately mitigated to have a minimal adverse impact on the surrounding neighborhood or community.

Part B.

Planning Commission Recommendation: Approval of the request for a Special Use Permit for "Public Park and Recreation Area Field Lighting" with the following conditions:

- a. Site development shall be in substantial conformity to the application and performance conditions for Public Park and Recreation Area Field Lighting.
- b. Stadium field lighting shall be used only between dusk and 11:00 p.m.
- c. All exterior lights shall be cut-off luminaries as presented in the application or comparable reference with a maximum .26% of the light

above the horizontal plane.

- d. Mounting height for the light poles and fixtures shall not exceed 80 feet above field elevation, as measured from the middle of the field.
- e. Average maximum illuminance shall be 50 footcandles, with minimum uniformity of 1.3 : 1.0 at the field level.
- f. Field lighting shall have a maximum light transfer or spillage of less than 0.10 footcandles on adjacent residential property and maximum light transfer or spillage of less than 0.50 footcandles on rights of way.

For: Crawford, Hensley, Howard, Jones, Lancaster, Lesko, Oliver
Against:
Abstain:
Absent:

In so recommending approval of the special use permit for Public Park and Recreation Area Field Lighting in connection with the amendment to the existing Blacksburg Middle School Special Use Permit site plan, the Planning Commission finds the proposal as submitted allows for field lighting illuminated at a higher intensity while (i) controlling the spillover of light on adjacent properties and (ii) protecting public safety by reducing glare from outdoor luminaries.

Part C.

Planning Commission Recommendation: Approval of the request for a Special Use Permit for exterior speakers associated with a "Public Park and Recreational Area Field" use at 3109 Prices Fork Road with the following conditions:

- a. Site development shall be in substantial conformity to the approved amended site plan and performance conditions for exterior speakers.
- b. The amplified sound system shall be used only for official Montgomery County School Board activities and only between 1:00 p.m. and 10:00 p.m., except in an emergency of health or safety.
- c. The use of a "buzzer" or similar sounds over the amplified sound system shall not be permitted during any use of the stadium.
- d. Playing of recorded music over the amplified sound system shall be limited to the time from the beginning of pre-game warm-ups to the end of the game.
- e. Noise measurement shall be made with a sound level meter using the A-weighted scale, meeting or exceeding a Type 2 sound level meter manufactured according to the specifications of the American National

Standards Institute, USA Standard Specifications for General Purposes Sound Level Meters and Preferred Center Frequencies for Acoustical Measurements or any subsequent nationally adopted standards superseding these standards.

- f. Noise measurement shall be made at adjacent property lines of the referenced land use and measured at a height at least three feet above the ground and at least three feet away from walls, barriers, obstructions, or sound reflective surfaces. The slow response setting shall be used to obtain noise level readings to comply with these limits.
- g. The amplified sound system shall incorporate sound level and frequency measuring devices and controls to allow real time adjustment of speaker output.
- h. During permitted times of use, exterior speaker noise shall be limited at property lines to maximum dB(A) levels as follows:
 - i. Where adjacent to single family zoning: 60 dB(A) from 1:00 p.m. to 10:00 p.m.
 - ii. Where adjacent to multifamily zoning: 60 dB(A) from 1:00 p.m. to 10:00 p.m.
 - iii. Where adjacent to civic uses or rights of way: 70 dB(A) from 1:00 p.m. to 10:00 p.m.

For: Crawford, Hensley, Howard, Jones, Lancaster, Lesko, Oliver
Against:
Abstain:
Absent:

In so recommending approval of the special use permit for an amplified sound system associated with a Public Park and Recreational Area use, the Planning Commission finds that the applicant's conditions will minimize speaker noise audible by occupants of adjacent properties and surrounding neighborhoods.